

PLANTING SPECIFICATIONS

Plants, added material, and questions shall meet the detailed description as given on the plans and as described herein. All plant material, unless otherwise specified, shall be nursery grown, uniformly branched, have a vigorous root system, and shall conform to the species, size, root and shape shown on the plan list and the American Association of Nurserymen (A.A.N.M.) Standards. Plant material shall be healthy, vigorous, free from defects, decay, distressing insects, or other plant diseases, insect pest eggs, larvae and all forms of insect infestations or objectionable deformations. Plant material that is weak or which has been cut back from larger grades to meet specified requirements will be rejected. Trees with forked leaders will not be accepted. All plants shall be freshly dug, no hold-in plants from cold storage will be accepted. Unless otherwise specified, all general conditions, planting operations, details and planting specifications shall conform to "Landscape Specification Guidelines for Baltimore-Washington Metropolitan Area", Copyright "Landscape Guidelines" approved by the Landscape Contractors Association of Metropolitan Washington and the Potomac Chapter of the American Society of Landscape Architects, latest edition, including all amendments. Contractor shall be required to guarantee all plant material for a period of one year after date of acceptance in accordance with the appropriate section of the Landscape Guidelines. Contractor's attention is directed to the maintenance requirements found within the one year specifications including watering and replacement of specified plant material. Contractor shall be responsible for notifying utility companies, utility contractors and "Miss Utility" a minimum of 48 hours prior to beginning any work. Contractor may make minor adjustments in planting and location of plant material to avoid conflicts with utilities. Damage to existing structure and utilities shall be repaired at the expense of the Contractor. Protection of existing vegetation to remain shall be accomplished by the temporary installation of a 4' foot high snow fence or 6' high orange safety fence at the drop line. Contractor is responsible for installing all material in the proper planting season for each plant type. All planting is to be completed within the growing season or completion of site construction. Bid shall be based on actual site conditions. No extra payment shall be made for work arising from site conditions differing from those indicated on drawings and specifications. Plant quantities are provided for the convenience of the contractor only. If discrepancies exist between quantities shown on plan and those shown on the plant list, the quantities on the plan take precedence. All shrubs shall be planted in continuous trenches or prepared planting beds and mulched with composted hardwood mulch as detailed and specified except where noted on plans. Positive drainage shall be maintained in planting beds 2 percent slope. Planting mix shall be as follows: Deciduous Plants - Two parts topsoil, one part wellrotted cow or horse manure. Add 3 lbs. of standard fertilizer per cubic yard of planting mix. Evergreen Plants - Two parts topsoil, one part straw or other approved organic material. Add 3 lbs. of standard fertilizer per cubic yard of planting mix. Topsoil shall conform to the Landscape Guidelines. Weed Control: Incorporate a pre-emergent herbicide into the planting bed following recommended rates on the label. Caution: Be sure to carefully check the chemical used to insure its suitability for the specific ground cover to be treated. All areas within contact limits disturbed during or prior to construction not designated to receive plants and mulch shall be fine graded and seeded. This plan is intended for landscape use only. See other plan sheets for more information on grading, sediment control, layout, etc.

LANDSCAPE NOTES

- SURVEY AMOUNT FOR THIS PLAN IS IN THE AMOUNT OF \$14,800.00
- THE FOLLOWING LOT SURVEY IS REQUIRED TO BE POSTED AS PART OF THE BUILDERS GRADING PERMIT:
1. LANDSCAPING SURVEY FOR LOT 8 IS \$120,000 PER LOT FOR 4 SHADE TREES.
LANDSCAPING SURVEY FOR LOTS 9,16,17,59-61,72 & 73 IS \$150,000 PER LOT FOR 5 SHADE TREES.
LANDSCAPING SURVEY FOR LOT 10 CORNERS IS \$165,000 PER LOT FOR 5 SHADE TREES & 1 EVERGREEN TREE.
- STREET TREES ARE NOT INCLUDED IN REQUIRED SCHEDULE C LANDSCAPE CALCULATIONS.
- TYPE "D" BUFFER OR PERIMETER LANDSCAPE BUFFER WILL BE CREDITED TOWARDS THE LANDSCAPE REQUIREMENTS.
- LANDSCAPE CAN NOT BE PLANTED IN ANY PUBLIC EASEMENTS.
- FINAL PLANTING TYPE AND LOCATION IS SUBJECT TO APPROVAL BY THE ARCHITECTURAL COMMITTEE.
- AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTING HEREWITH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH HOWARD COUNTY LANDSCAPE MANUAL.
- THE OWNER, TENANT AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, PLANT MATERIALS, BARRIERS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION AND WHEN NECESSARY, REPAIRED OR REPLACED.
- SIZES OF PLANT MATERIALS MUST CONFORM TO THE REQUIREMENTS OF THE LANDSCAPE MANUAL, CHAPTER IV AND APPENDIX C.

KEY PROPERTY DEVELOPMENT CRITERIA, APPROVED 7/1/99 SECTION VII RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING

THE QUANTITY AND GENERAL LOCATION OF TREES REQUIRED FOR INTERNAL LANDSCAPING ARE DETERMINED BY CRITERIA APPLIED BY THE ARCHITECTURAL COMMITTEE. THE COMMITTEE WILL CLASSIFY, DURING ARCHITECTURAL REVIEW, ALL LOTS AND PARCELS AS 1) NON-WOODED, 2) SEMI-WOODED, 3) WOODED. SUCH CLASSIFICATION SHALL TAKE INTO ACCOUNT THE EXISTING TREE COVER AND THE POTENTIAL FOR SAVING TREES IN CONNECTION WITH GRADING AND SITING. THIS CRITERIA ALSO CONSIDERS THE SIZE OF THE LOT, AMOUNT OF EXISTING VEGETATION AND THE TYPE AND SITING OF RESIDENTIAL UNITS. IF, DURING OR AFTER CONSTRUCTION, THE COMMITTEE DETERMINES THAT A BUILDER HAS VIOLATED ANY PROVISION OF TREE PRESERVATION, THE BUILDER WILL BE REQUIRED TO ADD NEW PLANT MATERIAL, SHADE TREE REQUIREMENTS ARE SPECIFIED BY THE FOLLOWING TABLE. DENSITIES REFER TO THE DENSITY OF THE INDIVIDUAL PARCEL.

TYPE OF UNIT AND LOT SIZE	MINIMUM NUMBER OF SHADE TREES REQUIRED		
	NON WOODED	SEMI WOODED	WOODED
SMALL RESIDENTIAL LOT (4000-7500 SQUARE FEET) CLUSTER HOUSING	4/LOT	2/5/LOT	2/5/LOT
MEDIUM RESIDENTIAL LOT (7500-13000 SQUARE FEET) 2-4 DW/UNIT	5/LOT	3/0/LOT	2/0/LOT

SUBSTITUTION OF TWO FLOWERING TREES OR TWO EVERGREEN TREES FOR EACH SHADE TREE MAY BE REQUESTED FOR UP TO SIZE OF THE REQUIRED NUMBER OF SHADE TREES SHOWN IN THE TABLE SUBJECT TO THE APPROVAL OF THE ARCHITECTURAL COMMITTEE. CREDIT MAY ALSO BE GIVEN FOR ANY AREAS REQUIRED TO BE PROVIDED ALONG ROADWAYS, SUBJECT TO THE APPROVAL OF THE ARCHITECTURAL COMMITTEE.

MODIFIED SCHEDULE C LANDSCAPE CHART						
LOT NO.	LOT CLASSIFICATION	INTERNAL LANDSCAPING REQUIRED (# OF SHADE TREES)	TYPE B REQUIRED		REMAINING SHADE TREE OBLIGATION	TOTAL TREES REQUIRED
			SHADE	EVERGREEN		
LOT 8	NON-WOODED	4 TREES PER LOT	1	1	0	4
LOTS 9, 16, 17, 59-61, 72 & 73	NON-WOODED	5 TREES PER LOT	N/A	N/A	0	45
LOT 10	NON-WOODED	5 TREES PER LOT	1	1	4	5
TOTAL TREES						49

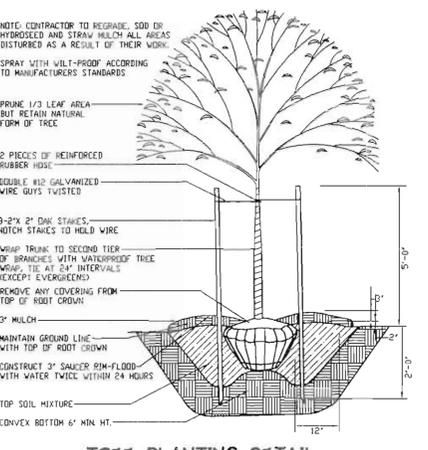
* THIS NUMBER REFLECTS THE MATHEMATICAL CONVERSION OF EVERGREEN TREES TO SHADE TREES (2:1) FOR THE PURPOSE OF MEETING THE INTERNAL PER LOT SHADE TREE OBLIGATION.

SCHEDULE A PERIMETER LANDSCAPE EDGE						
LOT NO.	PERIMETER	CATEGORY (PROPERTIES/ROADWAYS)	LANDSCAPE TYPE	LINEAR FEET OF ROADWAY FRONTAGE PERIMETER	NUMBER OF PLANTS REQUIRED	
					SHADE TREES	EVERGREEN TREES
10	P-1	ADJACENT TO ROADWAY	B	49'	1	2

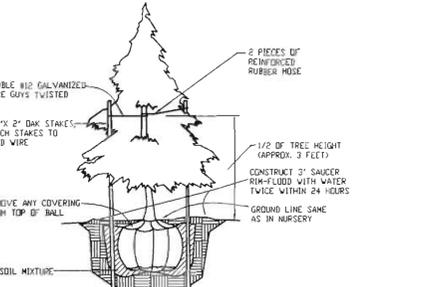
BUILDER/DEVELOPER'S CERTIFICATE

I/WE CERTIFY THAT THE REQUIRED LANDSCAPING WILL BE DONE ACCORDING TO THIS PLAN, AND LOCATED AS DETERMINED AND APPROVED BY THE ARCHITECTURAL COMMITTEE, IN ACCORDANCE WITH SECTION 16.24 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A LETTER OF NOTICE ACCOMPANIED BY A COPY OF THE ARCHITECTURAL COMMITTEE APPROVED PLAN AND AN EXECUTED ONE-YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING FOR INSPECTION AND THE SUBSEQUENT RELEASE OF SURVEY.

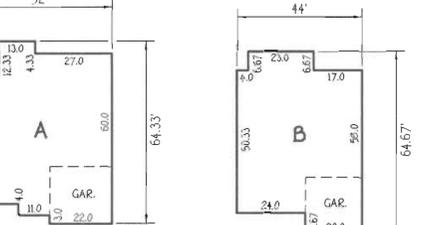
Cindy Huntzberg
CINDY HUNTZBERG
2-8-05
DATE



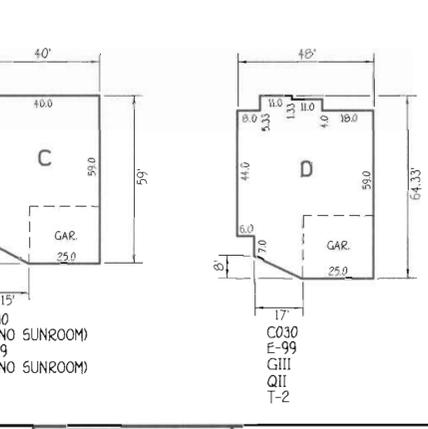
TREE PLANTING DETAIL
NOT TO SCALE



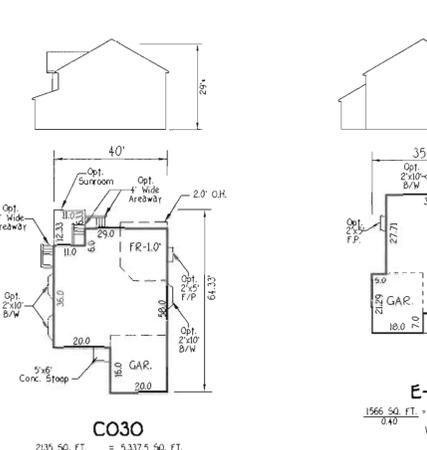
EVERGREEN PLANTING DETAIL
NOT TO SCALE



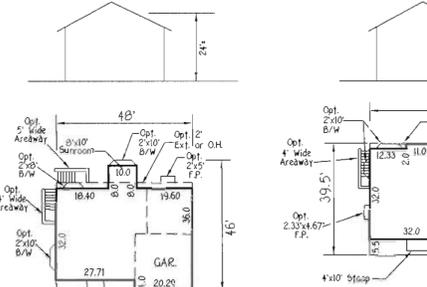
ALL HOUSE TYPES
W/ALL OPTIONS



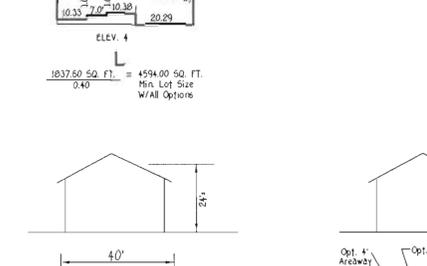
CO30
E-99
GIII
QII
T+



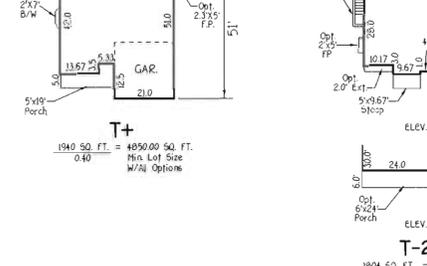
CO30
2130 SQ. FT. = 5337.5 SQ. FT.
Min. Lot Size
W/All Options



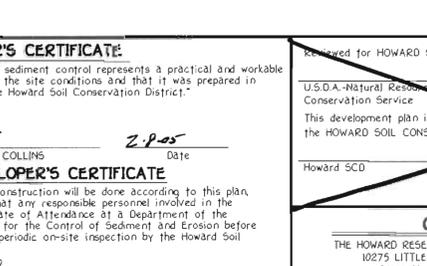
E-99
1966 SQ. FT. = 4765 SQ. FT.
Min. Lot Size
W/All Options



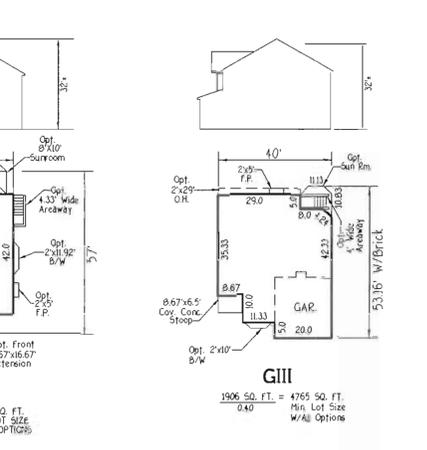
GIII
1906 SQ. FT. = 4765 SQ. FT.
Min. Lot Size
W/All Options



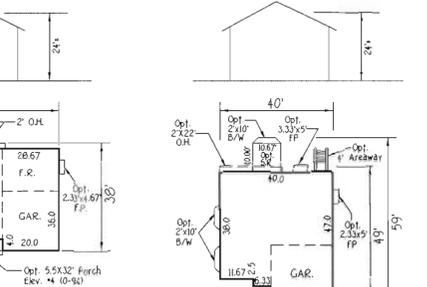
QII
2060.30 SQ. FT. = 4950.80 SQ. FT.
Min. Lot Size
W/All Options



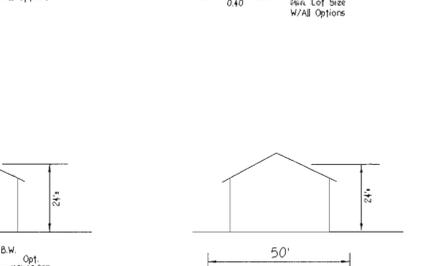
T-3
1955.80 SQ. FT. = 4809.53 SQ. FT.
Min. Lot Size
W/All Options



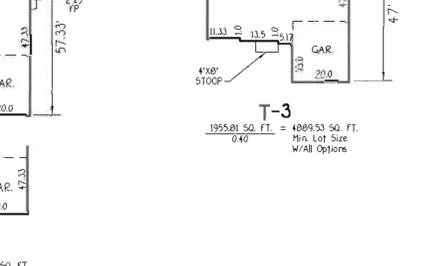
J-99
2172.01 SQ. FT. = 5432.03 SQ. FT.
Min. Lot Size
W/All Options



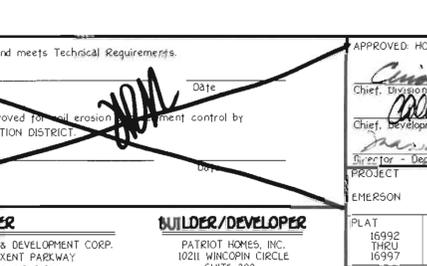
R-99
1924.25 SQ. FT. = 4910 SQ. FT.
Min. Lot Size
W/All Options



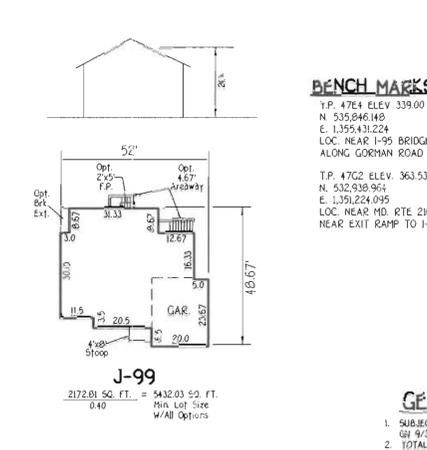
T-2
1804 SQ. FT. = 4500 SQ. FT.
Min. Lot Size
W/All Options



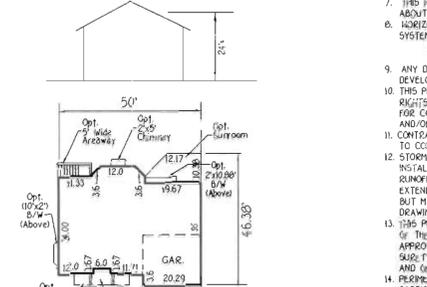
T-1
1940 SQ. FT. = 4850.00 SQ. FT.
Min. Lot Size
W/All Options



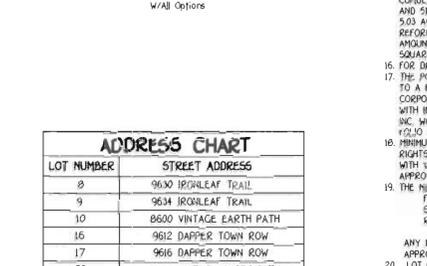
T-4
1990 SQ. FT. = 4950.00 SQ. FT.
Min. Lot Size
W/All Options



T-5
1990 SQ. FT. = 4950.00 SQ. FT.
Min. Lot Size
W/All Options



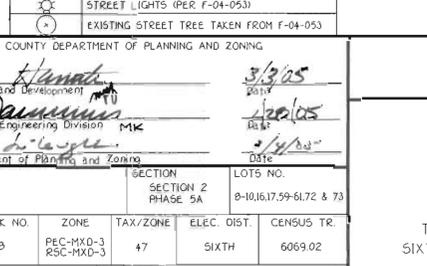
T-6
1990 SQ. FT. = 4950.00 SQ. FT.
Min. Lot Size
W/All Options



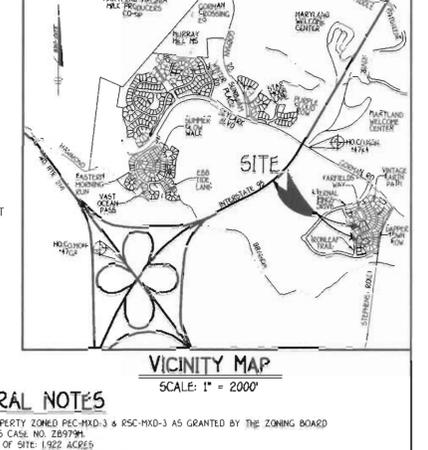
T-7
1990 SQ. FT. = 4950.00 SQ. FT.
Min. Lot Size
W/All Options



T-8
1990 SQ. FT. = 4950.00 SQ. FT.
Min. Lot Size
W/All Options



T-9
1990 SQ. FT. = 4950.00 SQ. FT.
Min. Lot Size
W/All Options



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

- SUBJECT PROPERTY ZONED REC-MXD-3 & RSC-MXD-3 AS GRANTED BY THE ZONING BOARD 6/13/98 AS CASE NO. ZB9791.
- TOTAL AREA OF SITE: 1.922 ACRES
- TOTAL NUMBER OF LOTS SUBMITTED: 10
- THE CONTRACTOR OR DEVELOPER SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION AT 410 313-1800, 24 HOURS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- THIS PROJECT IS SUBJECT TO HOWARD COUNTY FILES 28-9794, WP-03-008, WP-99-96, 9-9-12, PB-339, PB-359, P-102-15, F-04-053, W&S CONT. "24-4120-3"
- THIS PLAN IS BASED ON A FIELD RUN INSTRUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JUNE, 1999 BY DAFT MCGUIRE WALKER, INC.
- HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS. HOWARD COUNTY INSTRUMENT 4762 N 532930.964 E 135124.095
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- THIS PLAN IS FOR HOUSE SITING AND GRADING ONLY. IMPROVEMENTS SHOWN WITHIN THE RIGHTS-OF-WAY OF THIS SDP ARE NOT USED FOR CONSTRUCTION.
- FOR CONSTRUCTION SEE APPROVED ROAD CONSTRUCTION PLANS F-04-053 AND/OR APPROVED WATER AND SEWER PLANS CONTRACT NO. 24-4120-3.
- CONTRACTOR WILL CHECK SEWER HOUSE CONNECTION ELEVATION AT EASTERN LINE PRIOR TO CONSTRUCTION.
- STORMWATER MANAGEMENT IS/MO FOR THIS PROJECT WILL BE ADDRESSED WITH THE INSTALLATION OF ONE STORMWATER MANAGEMENT FACILITY WHICH WILL CONTROL THE RUNOFF FROM THE LATEST APPROVED DESIGN STORMWATER. THE FACILITY WILL BE A BEST EXTENDED DETENTION POND AND WILL BE OWNED BY THE PROPERTY OWNERS ASSOCIATION BUT MAINTAINED BY HOWARD COUNTY AS APPROVED ON THE ROAD CONSTRUCTION DRAWINGS FILED UNDER F-04-053.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL AND DEVELOPMENT CRITERIA APPROVED BY THE PLANNING BOARD 7-1-99 PER CASE NO. PB-339. THE TOTAL LANDSCAPE SURVEY FOR THIS SITE DEVELOPMENT PLAN IS \$165,000 FOR THE REQUIRED 5 SHADE TREES AND ONE (1) EVERGREEN TREE.
- PERIMETER LANDSCAPING AND STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 16.24 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL AND DEVELOPMENT CRITERIA APPROVED BY THE PLANNING BOARD 7-1-99 PER CASE NO. PB-339 AS SHOWN ON THE APPROVED ROAD CONSTRUCTION DRAWINGS FILED UNDER F-04-053.
- THIS PLAN CONFORMS WITH THE REQUIREMENTS OF SECTION 16.24 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION DEVELOPMENT OF EMERSON 2, PHASE 4 UNDER THE CURRENT FOREST CONSERVATION ACT INVOLVES THE CLEARING OF APPROXIMATELY 548 ACRES OF FOREST AND THE RETENTION OF APPROXIMATELY 1520 ACRES OF FOREST. WHEN EVALUATED CUMULATIVELY WITH PREVIOUS PHASES OF THE PROJECT, 47,571+/- ACRES OF FOREST CLEARING AND 5103+/- OF RETENTION ARE PROPOSED AND NO REVEGETATION IS REQUIRED. APPROXIMATELY 500 ACRES OF REVEGETATION WAS PROVIDED IN PREVIOUS PHASES AND MAY BE USED TO OFFSET REVEGETATION REQUIREMENTS FOR FUTURE PHASES OF THIS DEVELOPMENT. A SURVEY OF THE AMOUNT OF 44,130.20 WILL BE REQUIRED FOR AFFORESTATION PLANTING 1019 ACRES AT 50.50 PER SQUARE FOOT PER F-04-053.
- FOR DRIVEWAY ENTRANCE DETAILS REFER TO HOI CODES MANUAL VOL. IV (PARTS 8.603 & 8.605).
- THE POA GRASS SPACE AND THE POA COMMON OPEN AREAS PER F-04-053 ARE HEREBY DEDICATED TO A PROPERTY ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION. THE ARTICLES OF INCORPORATION HAVE BEEN FILED WITH THE STATE DEPARTMENT OF CONSTRUCTION AND TAXATION. WITH INCORPORATION NO. 00549459. THE COVENANTS FOR THE EMERSON COMMUNITY ASSOCIATION, INC. WERE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5728, 6232 & 64.
- MINIMUM BUILDING RESTRICTION SETBACKS FROM PROPERTY LINES AND PUBLIC ROAD RIGHTS-OF-WAY ARE TO BE IN ACCORDANCE WITH THE DEVELOPMENT CRITERIA APPROVED WITH THE COMPREHENSIVE SPLIT PLAN 9-99-12 AND THE DESIGN AND ORDER FOR PB-339 APPROVED ON JULY 1, 1999.
- THE MINIMUM SETBACKS FOR STRUCTURES SHALL BE AS FOLLOWS:
FRONT SETBACK: 15' FROM THE RIGHT-OF-WAY TO THE HOUSE OR GARAGE.
SIDE SETBACK: 5' TO THE PROPERTY LINE WITH A MINIMUM OF 45' BETWEEN STRUCTURES.
REAR SETBACK: 10' FROM THE PROPERTY LINE TO AN OPEN DECK.
20' FROM THE PROPERTY LINE TO THE HOUSE.
- ANY DEVIATION FROM THESE SETBACK REQUIREMENTS WILL REQUIRE SITE DEVELOPMENT PLAN APPROVAL BY THE HOWARD COUNTY PLANNING BOARD.
- LOT COVERAGE BY BUILDINGS WITHIN SINGLE FAMILY DETACHED LAND USE AREAS SHALL NOT EXCEED 40% NO LIMITATION IS IMPOSED UPON THE AREA USED FOR SIDEWALKS, PAVED PARKING AREAS, PATIOS, DECKS, LANDSCAPING AND SIMILAR MINOR STRUCTURE.
- THIS PLAN IS SUBJECT TO THE AMENDED 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER CONSOLE BILL NO. 45-2800 AND THE ZONING REGULATIONS AS AMENDED UNDER CONSOLE BILL NO. 75-2003. DEVELOPMENT OR CONSTRUCTION OF THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT. IN ACCORDANCE WITH SECTION 16.24 OF THE HOWARD COUNTY ZONING REGULATIONS, ANY PORCHES, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES OR DECKS OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACKS. THE 16' MINIMUM DISTANCE BETWEEN STRUCTURES DOES NOT APPLY TO THOSE REFERENCED FEATURES NOW BETWEEN OPEN DECKS AND A DWELLING STRUCTURE OR ANOTHER DECK. AS AN ADVISORY, THE 15' DISTANCE DOES APPLY TO THE SECOND STORY OVERHANGS.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTS OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A) WIDTH - 12' (48") IF SERVING MORE THAN ONE RESIDENCE.
B) SURFACE - 6" OF COMPACTED CRUSHER RUN BASE W/10% AND CHIP COATING (1/2" x 3/4") TURNING RADIUS.
C) GEOMETRY MAXIMUM 1% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS.
D) STRUCTURES - BRIDGES/CULVERTS CAPABLE OF SUPPORTING 25 GROSS TONS (RETS-LOADING)
E) DRAINAGE ELEMENTS CAPABLE OF SAFETY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
G) MAINTENANCE SUFFICIENT TO INSURE ALL WEATHER USE.
- ON SEPTEMBER 8, 2004, A WAIVER TO THE 10-FOOT HORIZONTAL CLEARANCE REQUIREMENT STRUCTURE SETBACK AS STATED IN SECTION 5.495 OF THE HOWARD COUNTY DESIGN MANUAL VOLUME III, WATER AND SEWER WAS GRANTED BY THE DEPARTMENT OF PUBLIC WORKS, BUREAU OF ENGINEERING FOR LOT 59. ALTHOUGH THERE IS NO SETBACK INTO THE STRUCTURE SETBACK, THE HOUSE WILL BE SITED TO PROVIDE 2 FEET BETWEEN IT AND THE 30 FOOT PUBLIC SEWER AND UTILITY EASEMENT.
- IN ACCORDANCE WITH THE APPROVED DEVELOPMENT CRITERIA FOR SINGLE FAMILY DETACHED LAND USE AREAS NO LESS THAN TWO (2) OFF-STREET PARKING SPACES SHALL BE PROVIDED ON EACH LOT. THESE TWO SPACES CAN BE INSE OR OUTSIDE THE GARAGE.
- INTERNAL LOT LANDSCAPING PLANTS CANNOT BE PLANTED WITHIN THE PUBLIC DRAINAGE AND UTILITY EASEMENTS OF THESE LOTS.

ADDRESS CHART	
LOT NUMBER	STREET ADDRESS
8	9630 IRONLEAF TRAIL
9	9634 IRONLEAF TRAIL
10	8600 VINTAGE EARTH PATH
16	9612 DAPPER TOWN ROW
17	9616 DAPPER TOWN ROW
59	8617 VINTAGE EARTH PATH
60	8613 VINTAGE EARTH PATH
61	8609 VINTAGE EARTH PATH
72	8614 FAR FIELDS WAY
73	8610 FAR FIELDS WAY

INDEX CHART	
SHEET	DESCRIPTION
SHEET 1	TITLE SHEET, HOUSE TYPES, TEMPLATES
SHEET 2	2 SITE DEVELOPMENT PLAN, LOTS 8-10,16,17,59-61,72 & 73
SHEET 3	3 SEDIMENT/EROSION CONTROL PLAN LOTS 8-10,16,17,59-61,72 & 73
SHEET 4	4 SEDIMENT/EROSION CONTROL NOTES & DETAILS

LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
•	SPOT ELEVATION
---	PROPOSED WALKOUT
---	SILT FENCE
---	SUPER SILT FENCE
---	EROSION CONTROL MATTING
---	LIMIT OF DISTURBANCE
---	STREET LIGHTS (PER F-04-053)
---	EXISTING STREET TREE TAKEN FROM F-04-053

ENGINEER'S CERTIFICATE

I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.

Earl D. Collins
Earl D. Collins
2-8-05
Date

BUILDER/DEVELOPER'S CERTIFICATE

I/We certify that all development and construction will be done according to this plan for sediment and erosion control and that any responsible personnel in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District.

Cindy Huntzberg
CINDY HUNTZBERG
2-8-05
Date

OWNER

THE HOWARD RESEARCH & DEVELOPMENT CORP.
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
410-992-6000

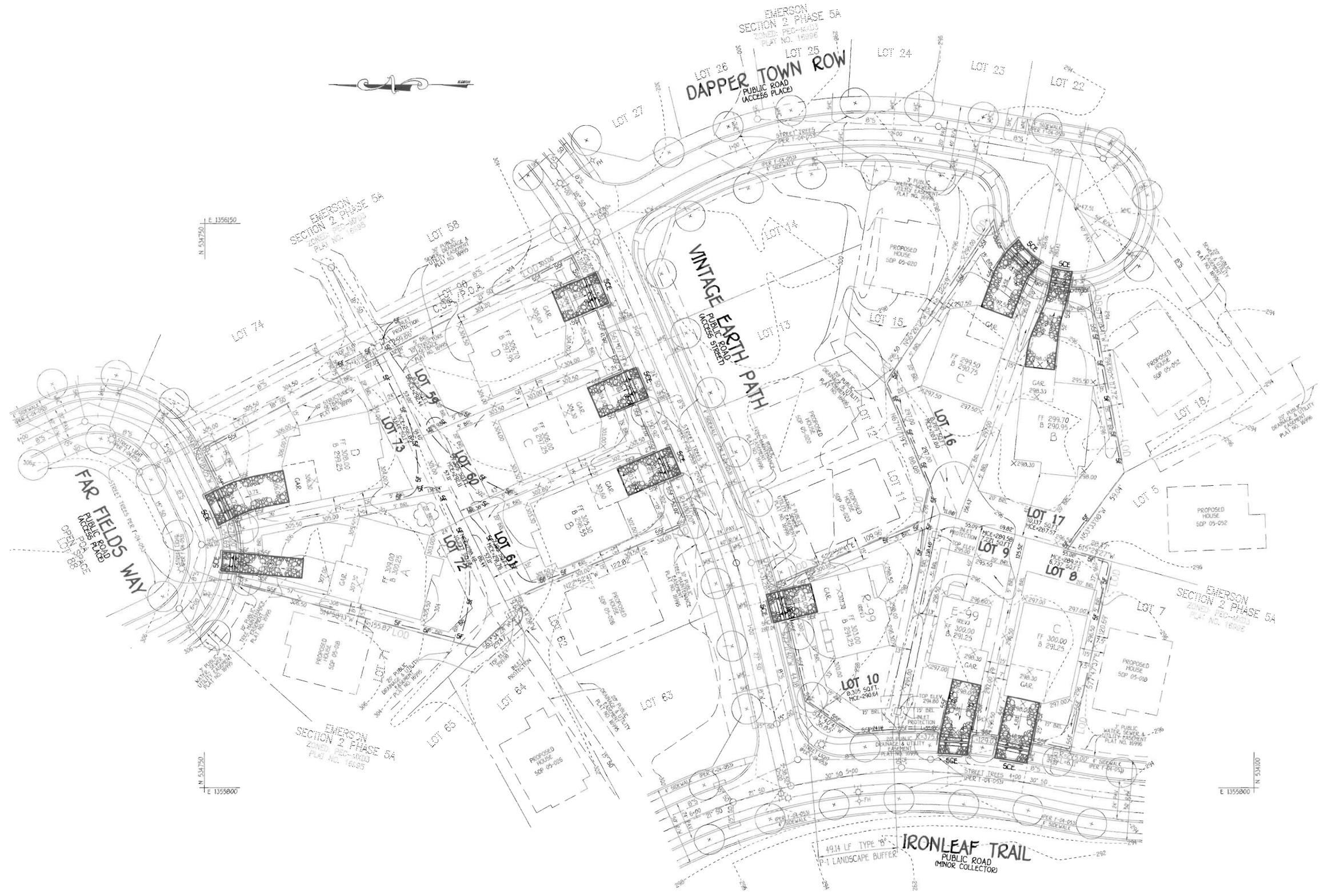
BUILDER/DEVELOPER

PATRIOT HOMES, INC.
10211 WINCORN CIRCLE
COLUMBIA, MARYLAND 21044
410-997-5522

TITLE SHEET

SINGLE FAMILY DETACHED
EMERSON
SECTION 2 PHASE 5A
LOTS 8-10,16,17,59-61,72 & 73
TAX MAP NO: 47 PARCEL NO: 837 GRID NO: B
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 30' DATE: FEBRUARY, 2005
SHEET 1 OF 4

SDP-05-061



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10722 BALTIMORE NATIONAL PIKE
 ELKLOTT CITY, MARYLAND 20842
 410-481-2899



ENGINEER'S CERTIFICATE
 I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.
 Signature of Engineer: *Earl D. Collins* Date: 2-8-05
BUILDER/DEVELOPER'S CERTIFICATE
 I/We certify that all development and construction will be done according to this plan, for sediment and erosion control and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District.
 Signature of Developer: *Cindy Huntley* Date: 2-8-05
 Signature of Developer: *ANDY HUNTBERRY* Date: _____

Reviewed for HOWARD SCD and meets Technical Requirements:
Jim Meyer Date: 2/24/05
John R. Phelan Date: 2/24/05
 HOWARD SCD
OWNER
 THE HOWARD RESEARCH & DEVELOPMENT CORP.
 10275 LITTLE PATUXENT PARKWAY
 COLUMBIA, MARYLAND 21044
 410-992-6000
BUILDER/DEVELOPER
 PATRIOT HOMES, INC.
 10211 WINGPIN CIRCLE
 SUITE 300
 COLUMBIA, MARYLAND 21044
 410-997-5522

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Cindy Huntley Date: 2/8/05
 Chief, Division of Land Development
Chris Dammers Date: 2/8/05
 Chief, Development Engineering Division
Mark D. Taylor Date: 2/8/05
 Director - Department of Planning and Zoning
 PROJECT: EMERSON SECTION 2 PHASE 5A LOTS NO. 8-10,16,17,59-61,72 & 73

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
15992 THRU 16597	8	PEC-MX0-3 RSC-MXD-3	47	SIXTH	6069.02

 WATER CODE: E-15 SEWER CODE: 7640000

SEDIMENT/EROSION CONTROL PLAN
 SINGLE FAMILY DETACHED
EMERSON
 SECTION 2 PHASE 5A
 LOTS 8-10,16,17,59-61,72 & 73
 TAX MAP NO.: 47 PARCEL NO.: 837 GRID NO.: 8
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30' DATE: FEBRUARY, 2005
 SHEET 3 OF 4

SDP-05-061

J:\50001 Emerson Property\dwg\SDP\Phase5A\02-0005-SDP-05-061.dwg, 2/8/05, 4:34:36 PM

20.0 STANDARDS AND SPECIFICATIONS FOR VEGETATIVE STABILIZATION DEFINITION

Using vegetation as cover for barren soil to protect it from forces that cause erosion.

PURPOSE

Vegetative stabilization specifications are used to promote the establishment of vegetation on exposed soil. When soil is stabilized with vegetation, the soil is less likely to erode and more likely to allow infiltration of rainfall, thereby reducing sediment loads and runoff to downstream areas, and improving wildlife habitat and soil quality.

CONDITIONS WHERE PRACTICE APPLIES

This practice shall be used on denuded areas as specified on the plans and may be used on highly erodible or critically eroding areas. This specification is divided into Temporary Seeding, to quickly establish vegetative cover for short duration (up to one year), and Permanent Seeding, for long term vegetative cover. Examples of applicable areas for Temporary Seeding are Temporary Soil Stockpiles, cleared areas lying left side between construction phases, earth dikes, etc. and for Permanent Seeding are ditches, dikes, and fill slopes. Temporary Seeding shall be used on areas where the soil is highly erodible and the vegetation is highly susceptible to erosion.

EFFECTS ON WATER QUALITY AND QUANTITY

Planting vegetation in disturbed areas will have an effect on the water budget, especially on volumes and rates of runoff, infiltration, evaporation, transpiration, precipitation, and groundwater recharge. Vegetation cover will increase organic matter content and improve the water holding capacity of the soil and subsequent plant growth. Vegetation will help reduce the movement of sediment, nutrients, and other chemicals carried by runoff to receiving waters. Plants will help protect groundwater supplies by assimilating those substances present within the root zone. Sediment control devices must remain in place during grading, seeded preparation, seeding, mulching and vegetative establishment to prevent large quantities of sediment and associated chemicals and nutrients from washing into surface waters.

SECTION 1 - VEGETATIVE STABILIZATION METHODS AND MATERIALS

- Site Preparation
 - Install erosion and sediment control structures (either temporary or permanent) such as diversion, grade stabilization structures, berms, windbreaks, or sediment control devices.
 - Perform all grading operations to right angles to the slope. Final grading and shaping is not usually necessary for temporary seeding.
 - Schedule required soil tests to determine soil amendment composition and application rates for sites having disturbed areas over 5 acres.

- Soil Amendment (Fertilizer and Lime Specifications)
 - Soil tests must be performed to determine the exact ratios and application rates for both lime and fertilizer. The test results shall be used to determine the application of temporary stabilization.
 - Fertilizers shall be uniform in composition, free flowing and suitable for accurate application by approved equipment. Material may be substituted for fertilizer with prior approval from the appropriate authority. Fertilizers shall all be delivered to the site in bulk and stored according to the applicable state fertilizer laws and shall be the brand, trade name or trademark and manufacturer of the product.

- Lime
 - Lime material shall be ground limestone (hydrated or burnt lime may be substituted) which contains at least 90% total calcium oxide plus magnesium oxide. Limestone shall be ground to such fineness that at least 85% will pass through a #100 mesh sieve and 98-100% will pass through a #200 mesh sieve.
 - Incorporate lime and fertilizer into the top 3-4" of soil by disk or other suitable means.

- Seeded Preparation
 - Seeded preparation shall consist of loosening soil to a depth of 3" to 5" by means of suitable agricultural or construction equipment, such as disc harrows or chisel plows or rippers mounted on construction equipment. After the soil is loosened it should not be rolled or dragged smooth, but left in the roughened condition. Seeded areas greater than 100 sq. ft. shall be treated during the operation of an irregular condition with ridges running parallel to the contour of the slope.
 - Apply fertilizer and lime as prescribed on the plans.
 - Incorporate lime and fertilizer into the top 3-4" of soil by disk or other suitable means.

- Permanent Seeding
 - Minimum soil conditions required for permanent vegetative establishment:
 - Soil pH shall be between 6.0 and 7.0.
 - Soil shall contain less than 100 parts per million (ppm) total phosphorus.
 - The soil shall contain less than 400 lb./ac. but enough lime organic material (ODE) will plus shall be provided to provide the capacity to hold a moderate amount of moisture. An exception is for loesslike or siltlike soils which are to be planted, then a sandy soil (CDE) will plus shall be provided to provide the capacity to hold a moderate amount of moisture.
 - Soil shall contain 1.0% minimum organic matter by weight.
 - Soil must contain sufficient pore space to permit adequate root penetration.
 - If these conditions cannot be met by soils on site, adding topsoil is required.
 - Areas previously graded in accordance with the drawings shall be maintained in a true and even grade, then scarified or otherwise loosened to a depth of 3-4" to permit bonding of the topsoil to the surface and to create horizontal erosion check slots to prevent topsoil from sliding down slope.
 - Apply soil amendments as per soil test or as indicated on the plans.
 - Soil amendments into the top 3-4" of topsoil by disk or other suitable means. Live trees shall be spaced to smooth the surface, remove large objects like stones and branches, and ready the area for seed application. Where site conditions will not permit normal seeded preparation, loose surface soil by adding with a heavy chain or other equipment to roughen the surface. Step slopes (steeper than 4:1) should be treated by a device leaving the soil in an irregular condition with ridges running parallel to the contour of the slope. The top 3-4" of soil should be loose and friable. Seeded lowering may not be necessary on newly disturbed areas.

- Seed Specifications
 - All seed must meet the requirements of the Maryland State Seed Law. All seed shall be subject to re-testing by a recognized seed laboratory. All seed used shall have been tested within the 6 months immediately preceding the date of seeding such material on the job.
 - Note: Seed tags shall be made available to the inspector to verify type and rate of seed used.
 - Inoculant - The inoculant for treating seeds shall be in the seed mixture and shall be a pure culture of nitrogen-fixing bacteria prepared specifically for the species. Inoculants shall not be used later than the time the seed is sown. Add fresh inoculant in direct contact with the seed. Use four times the recommended rate when hydroseeding. Note: It is very important to keep inoculant as cool as possible until used. Temperatures above 75°F will kill the bacteria and make the inoculant less effective.

- Methods of Seeding
 - Hydroseeding - Apply seed uniformly with hydroseeder (seeds and fertilizer) broadcast or drop seeded, or a cutspreader seeder.
 - If fertilizer is being applied at the time of seeding, the application rates amounts will not exceed the following: Nitrogen maximum of 100 lbs. per acre total of soluble nitrogen; P2O5 (phosphorus) 200 lbs./ac. K2O (potassium) 200 lbs./ac.
 - Lime - use one gallon agricultural limestone, 50 lb. 3 tons per acre may be applied by hydroseeding. Normally, not more than 2 tons are applied by hydroseeding at any one time. Do not use burnt or hydrated lime when hydroseeding.
 - Seed and fertilizer shall be mixed on site and seeding shall be done immediately and without interruption.
 - Dry Seeding - This includes use of conventional drop or broadcast spreaders.
 - Seed spread rate shall be incorporated into the subsoil at the rate prescribed on the Temporary or Permanent Seeding Specifications or Tables 201 or 202 or the seed spread rate shall be rolled with a weighted roller to provide good seed to soil contact.
 - Where practical, seed should be broadcast in two directions perpendicular to each other.
 - Dike or Cutspreader Seeding - Seeded areas that have and cover seed with soil. Cutspreader seeders are required to bury the seed in such a fashion as to provide at least 1/4 inch of soil covering. Seeded must be firm after planting.
 - Where practical, seed should be applied in two directions perpendicular to each other.
 - Apply after the seeding rate in each direction.

- Mulch Specifications
 - Mulch shall consist of thoroughly threshed wheat, rye or oat straw, reasonable length in color, and shall not be chemically treated, dyed, or contain any toxic substances.
 - Wood chippings - Fiber mulch (WCF)
 - WCF shall consist of specially prepared wood chippings processed into a uniform fibrous product.
 - WCF shall be dried green or contain a green dye in the package that will provide an appropriate color to facilitate visual inspection of the uniform spread rate.
 - WCF, including dye, shall contain no germination or growth inhibiting factors.
 - WCF material shall be manufactured and processed in such a manner that the wood chippings fiber mulch will remain in uniform suspension in water under agitation and will bond to the soil surface and to create horizontal erosion check slots to prevent topsoil from sliding down slope.
 - The mulch material shall form a better-like ground cover, on application, having moisture absorption and retention properties and shall cover and hold grass seed in contact with the soil without inhibiting the growth of the grass seedlings.
 - WCF material shall contain no elements or compounds at concentrations levels that will be phytotoxic.
 - WCF mat shall conform to the following physical requirements: length 75' to 100' maximum; width 4' to 6' maximum; thickness 1" to 1 1/2" maximum; and water holding capacity of 50% minimum.

- Other
 - One species after mulch should be used in areas where one species of grass is desired.

- Seeding Rates
 - Seeded preparation shall consist of loosening soil to a depth of 3" to 5" by means of suitable agricultural or construction equipment, such as disc harrows or chisel plows or rippers mounted on construction equipment. After the soil is loosened it should not be rolled or dragged smooth, but left in the roughened condition. Seeded areas greater than 100 sq. ft. shall be treated during the operation of an irregular condition with ridges running parallel to the contour of the slope.
 - Apply fertilizer and lime as prescribed on the plans.
 - Incorporate lime and fertilizer into the top 3-4" of soil by disk or other suitable means.

- Permanent Seeding
 - Minimum soil conditions required for permanent vegetative establishment:
 - Soil pH shall be between 6.0 and 7.0.
 - Soil shall contain less than 100 parts per million (ppm) total phosphorus.
 - The soil shall contain less than 400 lb./ac. but enough lime organic material (ODE) will plus shall be provided to provide the capacity to hold a moderate amount of moisture. An exception is for loesslike or siltlike soils which are to be planted, then a sandy soil (CDE) will plus shall be provided to provide the capacity to hold a moderate amount of moisture.
 - Soil shall contain 1.0% minimum organic matter by weight.
 - Soil must contain sufficient pore space to permit adequate root penetration.
 - If these conditions cannot be met by soils on site, adding topsoil is required.
 - Areas previously graded in accordance with the drawings shall be maintained in a true and even grade, then scarified or otherwise loosened to a depth of 3-4" to permit bonding of the topsoil to the surface and to create horizontal erosion check slots to prevent topsoil from sliding down slope.
 - Apply soil amendments as per soil test or as indicated on the plans.
 - Soil amendments into the top 3-4" of topsoil by disk or other suitable means. Live trees shall be spaced to smooth the surface, remove large objects like stones and branches, and ready the area for seed application. Where site conditions will not permit normal seeded preparation, loose surface soil by adding with a heavy chain or other equipment to roughen the surface. Step slopes (steeper than 4:1) should be treated by a device leaving the soil in an irregular condition with ridges running parallel to the contour of the slope. The top 3-4" of soil should be loose and friable. Seeded lowering may not be necessary on newly disturbed areas.

- Seed Specifications
 - All seed must meet the requirements of the Maryland State Seed Law. All seed shall be subject to re-testing by a recognized seed laboratory. All seed used shall have been tested within the 6 months immediately preceding the date of seeding such material on the job.
 - Note: Seed tags shall be made available to the inspector to verify type and rate of seed used.
 - Inoculant - The inoculant for treating seeds shall be in the seed mixture and shall be a pure culture of nitrogen-fixing bacteria prepared specifically for the species. Inoculants shall not be used later than the time the seed is sown. Add fresh inoculant in direct contact with the seed. Use four times the recommended rate when hydroseeding. Note: It is very important to keep inoculant as cool as possible until used. Temperatures above 75°F will kill the bacteria and make the inoculant less effective.

- Methods of Seeding
 - Hydroseeding - Apply seed uniformly with hydroseeder (seeds and fertilizer) broadcast or drop seeded, or a cutspreader seeder.
 - If fertilizer is being applied at the time of seeding, the application rates amounts will not exceed the following: Nitrogen maximum of 100 lbs. per acre total of soluble nitrogen; P2O5 (phosphorus) 200 lbs./ac. K2O (potassium) 200 lbs./ac.
 - Lime - use one gallon agricultural limestone, 50 lb. 3 tons per acre may be applied by hydroseeding. Normally, not more than 2 tons are applied by hydroseeding at any one time. Do not use burnt or hydrated lime when hydroseeding.
 - Seed and fertilizer shall be mixed on site and seeding shall be done immediately and without interruption.
 - Dry Seeding - This includes use of conventional drop or broadcast spreaders.
 - Seed spread rate shall be incorporated into the subsoil at the rate prescribed on the Temporary or Permanent Seeding Specifications or Tables 201 or 202 or the seed spread rate shall be rolled with a weighted roller to provide good seed to soil contact.
 - Where practical, seed should be broadcast in two directions perpendicular to each other.
 - Dike or Cutspreader Seeding - Seeded areas that have and cover seed with soil. Cutspreader seeders are required to bury the seed in such a fashion as to provide at least 1/4 inch of soil covering. Seeded must be firm after planting.
 - Where practical, seed should be applied in two directions perpendicular to each other.
 - Apply after the seeding rate in each direction.

- Mulch Specifications
 - Mulch shall consist of thoroughly threshed wheat, rye or oat straw, reasonable length in color, and shall not be chemically treated, dyed, or contain any toxic substances.
 - Wood chippings - Fiber mulch (WCF)
 - WCF shall consist of specially prepared wood chippings processed into a uniform fibrous product.
 - WCF shall be dried green or contain a green dye in the package that will provide an appropriate color to facilitate visual inspection of the uniform spread rate.
 - WCF, including dye, shall contain no germination or growth inhibiting factors.
 - WCF material shall be manufactured and processed in such a manner that the wood chippings fiber mulch will remain in uniform suspension in water under agitation and will bond to the soil surface and to create horizontal erosion check slots to prevent topsoil from sliding down slope.
 - The mulch material shall form a better-like ground cover, on application, having moisture absorption and retention properties and shall cover and hold grass seed in contact with the soil without inhibiting the growth of the grass seedlings.
 - WCF material shall contain no elements or compounds at concentrations levels that will be phytotoxic.
 - WCF mat shall conform to the following physical requirements: length 75' to 100' maximum; width 4' to 6' maximum; thickness 1" to 1 1/2" maximum; and water holding capacity of 50% minimum.

- Other
 - One species after mulch should be used in areas where one species of grass is desired.

- Seeding Rates
 - Seeded preparation shall consist of loosening soil to a depth of 3" to 5" by means of suitable agricultural or construction equipment, such as disc harrows or chisel plows or rippers mounted on construction equipment. After the soil is loosened it should not be rolled or dragged smooth, but left in the roughened condition. Seeded areas greater than 100 sq. ft. shall be treated during the operation of an irregular condition with ridges running parallel to the contour of the slope.
 - Apply fertilizer and lime as prescribed on the plans.
 - Incorporate lime and fertilizer into the top 3-4" of soil by disk or other suitable means.

- Permanent Seeding
 - Minimum soil conditions required for permanent vegetative establishment:
 - Soil pH shall be between 6.0 and 7.0.
 - Soil shall contain less than 100 parts per million (ppm) total phosphorus.
 - The soil shall contain less than 400 lb./ac. but enough lime organic material (ODE) will plus shall be provided to provide the capacity to hold a moderate amount of moisture. An exception is for loesslike or siltlike soils which are to be planted, then a sandy soil (CDE) will plus shall be provided to provide the capacity to hold a moderate amount of moisture.
 - Soil shall contain 1.0% minimum organic matter by weight.
 - Soil must contain sufficient pore space to permit adequate root penetration.
 - If these conditions cannot be met by soils on site, adding topsoil is required.
 - Areas previously graded in accordance with the drawings shall be maintained in a true and even grade, then scarified or otherwise loosened to a depth of 3-4" to permit bonding of the topsoil to the surface and to create horizontal erosion check slots to prevent topsoil from sliding down slope.
 - Apply soil amendments as per soil test or as indicated on the plans.
 - Soil amendments into the top 3-4" of topsoil by disk or other suitable means. Live trees shall be spaced to smooth the surface, remove large objects like stones and branches, and ready the area for seed application. Where site conditions will not permit normal seeded preparation, loose surface soil by adding with a heavy chain or other equipment to roughen the surface. Step slopes (steeper than 4:1) should be treated by a device leaving the soil in an irregular condition with ridges running parallel to the contour of the slope. The top 3-4" of soil should be loose and friable. Seeded lowering may not be necessary on newly disturbed areas.

- Seed Specifications
 - All seed must meet the requirements of the Maryland State Seed Law. All seed shall be subject to re-testing by a recognized seed laboratory. All seed used shall have been tested within the 6 months immediately preceding the date of seeding such material on the job.
 - Note: Seed tags shall be made available to the inspector to verify type and rate of seed used.
 - Inoculant - The inoculant for treating seeds shall be in the seed mixture and shall be a pure culture of nitrogen-fixing bacteria prepared specifically for the species. Inoculants shall not be used later than the time the seed is sown. Add fresh inoculant in direct contact with the seed. Use four times the recommended rate when hydroseeding. Note: It is very important to keep inoculant as cool as possible until used. Temperatures above 75°F will kill the bacteria and make the inoculant less effective.

- Methods of Seeding
 - Hydroseeding - Apply seed uniformly with hydroseeder (seeds and fertilizer) broadcast or drop seeded, or a cutspreader seeder.
 - If fertilizer is being applied at the time of seeding, the application rates amounts will not exceed the following: Nitrogen maximum of 100 lbs. per acre total of soluble nitrogen; P2O5 (phosphorus) 200 lbs./ac. K2O (potassium) 200 lbs./ac.
 - Lime - use one gallon agricultural limestone, 50 lb. 3 tons per acre may be applied by hydroseeding. Normally, not more than 2 tons are applied by hydroseeding at any one time. Do not use burnt or hydrated lime when hydroseeding.
 - Seed and fertilizer shall be mixed on site and seeding shall be done immediately and without interruption.
 - Dry Seeding - This includes use of conventional drop or broadcast spreaders.
 - Seed spread rate shall be incorporated into the subsoil at the rate prescribed on the Temporary or Permanent Seeding Specifications or Tables 201 or 202 or the seed spread rate shall be rolled with a weighted roller to provide good seed to soil contact.
 - Where practical, seed should be broadcast in two directions perpendicular to each other.
 - Dike or Cutspreader Seeding - Seeded areas that have and cover seed with soil. Cutspreader seeders are required to bury the seed in such a fashion as to provide at least 1/4 inch of soil covering. Seeded must be firm after planting.
 - Where practical, seed should be applied in two directions perpendicular to each other.
 - Apply after the seeding rate in each direction.

- Mulch Specifications
 - Mulch shall consist of thoroughly threshed wheat, rye or oat straw, reasonable length in color, and shall not be chemically treated, dyed, or contain any toxic substances.
 - Wood chippings - Fiber mulch (WCF)
 - WCF shall consist of specially prepared wood chippings processed into a uniform fibrous product.
 - WCF shall be dried green or contain a green dye in the package that will provide an appropriate color to facilitate visual inspection of the uniform spread rate.
 - WCF, including dye, shall contain no germination or growth inhibiting factors.
 - WCF material shall be manufactured and processed in such a manner that the wood chippings fiber mulch will remain in uniform suspension in water under agitation and will bond to the soil surface and to create horizontal erosion check slots to prevent topsoil from sliding down slope.
 - The mulch material shall form a better-like ground cover, on application, having moisture absorption and retention properties and shall cover and hold grass seed in contact with the soil without inhibiting the growth of the grass seedlings.
 - WCF material shall contain no elements or compounds at concentrations levels that will be phytotoxic.
 - WCF mat shall conform to the following physical requirements: length 75' to 100' maximum; width 4' to 6' maximum; thickness 1" to 1 1/2" maximum; and water holding capacity of 50% minimum.

- Other
 - One species after mulch should be used in areas where one species of grass is desired.

- Seeding Rates
 - Seeded preparation shall consist of loosening soil to a depth of 3" to 5" by means of suitable agricultural or construction equipment, such as disc harrows or chisel plows or rippers mounted on construction equipment. After the soil is loosened it should not be rolled or dragged smooth, but left in the roughened condition. Seeded areas greater than 100 sq. ft. shall be treated during the operation of an irregular condition with ridges running parallel to the contour of the slope.
 - Apply fertilizer and lime as prescribed on the plans.
 - Incorporate lime and fertilizer into the top 3-4" of soil by disk or other suitable means.

- Permanent Seeding
 - Minimum soil conditions required for permanent vegetative establishment:
 - Soil pH shall be between 6.0 and 7.0.
 - Soil shall contain less than 100 parts per million (ppm) total phosphorus.
 - The soil shall contain less than 400 lb./ac. but enough lime organic material (ODE) will plus shall be provided to provide the capacity to hold a moderate amount of moisture. An exception is for loesslike or siltlike soils which are to be planted, then a sandy soil (CDE) will plus shall be provided to provide the capacity to hold a moderate amount of moisture.
 - Soil shall contain 1.0% minimum organic matter by weight.
 - Soil must contain sufficient pore space to permit adequate root penetration.
 - If these conditions cannot be met by soils on site, adding topsoil is required.
 - Areas previously graded in accordance with the drawings shall be maintained in a true and even grade, then scarified or otherwise loosened to a depth of 3-4" to permit bonding of the topsoil to the surface and to create horizontal erosion check slots to prevent topsoil from sliding down slope.
 - Apply soil amendments as per soil test or as indicated on the plans.
 - Soil amendments into the top 3-4" of topsoil by disk or other suitable means. Live trees shall be spaced to smooth the surface, remove large objects like stones and branches, and ready the area for seed application. Where site conditions will not permit normal seeded preparation, loose surface soil by adding with a heavy chain or other equipment to roughen the surface. Step slopes (steeper than 4:1) should be treated by a device leaving the soil in an irregular condition with ridges running parallel to the contour of the slope. The top 3-4" of soil should be loose and friable. Seeded lowering may not be necessary on newly disturbed areas.

- Seed Specifications
 - All seed must meet the requirements of the Maryland State Seed Law. All seed shall be subject to re-testing by a recognized seed laboratory. All seed used shall have been tested within the 6 months immediately preceding the date of seeding such material on the job.
 - Note: Seed tags shall be made available to the inspector to verify type and rate of seed used.
 - Inoculant - The inoculant for treating seeds shall be in the seed mixture and shall be a pure culture of nitrogen-fixing bacteria prepared specifically for the species. Inoculants shall not be used later than the time the seed is sown. Add fresh inoculant in direct contact with the seed. Use four times the recommended rate when hydroseeding. Note: It is very important to keep inoculant as cool as possible until used. Temperatures above 75°F will kill the bacteria and make the inoculant less effective.

- Methods of Seeding
 - Hydroseeding - Apply seed uniformly with hydroseeder (seeds and fertilizer) broadcast or drop seeded, or a cutspreader seeder.
 - If fertilizer is being applied at the time of seeding, the application rates amounts will not exceed the following: Nitrogen maximum of 100 lbs. per acre total of soluble nitrogen; P2O5 (phosphorus) 200 lbs./ac. K2O (potassium) 200 lbs./ac.
 - Lime - use one gallon agricultural limestone, 50 lb. 3 tons per acre may be applied by hydroseeding. Normally, not more than 2 tons are applied by hydroseeding at any one time. Do not use burnt or hydrated lime when hydroseeding.
 - Seed and fertilizer shall be mixed on site and seeding shall be done immediately and without interruption.
 - Dry Seeding - This includes use of conventional drop or broadcast spreaders.
 - Seed spread rate shall be incorporated into the subsoil at the rate prescribed on the Temporary or Permanent Seeding Specifications or Tables 201 or 202 or the seed spread rate shall be rolled with a weighted roller to provide good seed to soil contact.
 - Where practical, seed should be broadcast in two directions perpendicular to each other.
 - Dike or Cutspreader Seeding - Seeded areas that have and cover seed with soil. Cutspreader seeders are required to bury the seed in such a fashion as to provide at least 1/4 inch of soil covering. Seeded must be firm after planting.
 - Where practical, seed should be applied in two directions perpendicular to each other.
 - Apply after the seeding rate in each direction.

- Mulch Specifications
 - Mulch shall consist of thoroughly threshed wheat, rye or oat straw, reasonable length in color, and shall not be chemically treated, dyed, or contain any toxic substances.
 - Wood chippings - Fiber mulch (WCF)
 - WCF shall consist of specially prepared wood chippings processed into a uniform fibrous product.
 - WCF shall be dried green or contain a green dye in the package that will provide an appropriate color to facilitate visual inspection of the uniform spread rate.
 - WCF, including dye, shall contain no germination or growth inhibiting factors.
 - WCF material shall be manufactured and processed in such a manner that the wood chippings fiber mulch will remain in uniform suspension in water under agitation and will bond to the soil surface and to create horizontal erosion check slots to prevent topsoil from sliding down slope.
 - The mulch material shall form a better-like ground cover, on application, having moisture absorption and retention properties and shall cover and hold grass seed in contact with the soil without inhibiting the growth of the grass seedlings.
 - WCF material shall contain no elements or compounds at concentrations levels that will be phytotoxic.
 - WCF mat shall conform to the following physical requirements: length 75' to 100' maximum; width 4' to 6' maximum; thickness 1" to 1 1/2" maximum; and water holding capacity of 50% minimum.

- Other
 - One species after mulch should be used in areas where one species of grass is desired.

- Seeding Rates
 - Seeded preparation shall consist of loosening soil to a depth of 3" to 5" by means of suitable agricultural or construction equipment, such as disc harrows or chisel plows or rippers mounted on construction equipment. After the soil is loosened it should not be rolled or dragged smooth, but left in the roughened condition. Seeded areas greater than 100 sq. ft. shall be treated during the operation of an irregular condition with ridges running parallel to the contour of the slope.
 - Apply fertilizer and lime as prescribed on the plans.
 - Incorporate lime and fertilizer into the top 3-4" of soil by disk or other suitable means.

- Permanent Seeding
 - Minimum soil conditions required for permanent vegetative establishment:
 - Soil pH shall be between 6.0 and 7.0.
 - Soil shall contain less than 100 parts per million (ppm) total phosphorus.
 - The soil shall contain less than 400 lb./ac. but enough lime organic material (ODE) will plus shall be provided to provide the capacity to hold a moderate amount of moisture. An exception is for loesslike or siltlike soils which are to be planted, then a sandy soil (CDE) will plus shall be provided to provide the capacity to hold a moderate amount of moisture.
 - Soil shall contain 1.0% minimum organic matter by weight.
 - Soil must contain sufficient pore space to permit adequate root penetration.
 - If these conditions cannot be met by soils on site, adding topsoil is required.
 - Areas previously graded in accordance with the drawings shall be maintained in a true and even grade, then scarified or otherwise loosened to a depth of 3-4" to permit bonding of the topsoil to the surface and to create horizontal erosion check slots to prevent topsoil from sliding down slope.
 - Apply soil amendments as per soil test or as indicated on the plans.
 - Soil amendments into the top 3-4" of topsoil by disk or other suitable means. Live trees shall be spaced to smooth the surface, remove large objects like stones and branches, and ready the area for seed application. Where site conditions will not permit normal seeded preparation, loose surface soil by adding with a heavy chain or other equipment to roughen the surface. Step slopes (steeper than 4:1) should be treated by a device leaving the soil in an irregular condition with ridges running parallel to the contour of the slope. The top 3-4" of soil should be loose and friable. Seeded lowering may not be necessary on newly disturbed areas.

- Seed Specifications
 - All seed must meet the requirements of the Maryland State Seed Law. All seed shall be subject to re-testing by a recognized seed laboratory. All seed used shall have been tested within the 6 months immediately preceding the date of seeding such material on the job.
 - Note: Seed tags shall be made available to the inspector to verify type and rate of seed used.
 - Inoculant - The inoculant for treating seeds shall be in the seed mixture and shall be a pure culture of nitrogen-fixing bacteria prepared specifically for the species. Inoculants shall not be used later than the time the seed is sown. Add fresh inoculant in direct contact with the seed. Use four times the recommended rate when hydroseeding. Note: It is very important to keep inoculant as cool as possible until used. Temperatures above 75°F will kill the bacteria and make the inoculant less effective.

- Methods of Seeding
 - Hydroseeding - Apply seed uniformly with hydroseeder (seeds and fertilizer) broadcast or drop seeded, or a cutspreader seeder.
 - If fertilizer is being applied at the time of seeding, the application rates amounts will not exceed the following: Nitrogen maximum of 100 lbs. per acre total of soluble nitrogen; P2O5 (phosphorus) 200 lbs./ac. K2O (potassium) 200 lbs./ac.
 - Lime - use one gallon agricultural limestone, 50 lb. 3 tons per acre may be applied by hydroseeding. Normally, not more than 2 tons are applied by hydroseeding at any one time. Do not use burnt or hydrated lime when hydroseeding.
 - Seed and fertilizer shall be mixed on site and seeding shall be done immediately and without interruption.
 - Dry Seeding - This includes use of conventional drop or broadcast spreaders.
 - Seed spread rate shall be incorporated into the subsoil at the rate prescribed on the Temporary or Permanent Seeding Specifications or Tables 201 or 202 or the seed spread rate shall be rolled with a weighted roller to provide good seed to soil contact.
 - Where practical, seed should be broadcast in two directions perpendicular to each other.
 - Dike or Cutspreader Seeding - Seeded areas that have and cover seed with soil. Cutspreader seeders are required to bury the seed in such a fashion as to provide at least 1/4 inch of soil covering. Seeded must be firm after planting.
 - Where practical, seed should be applied in two directions perpendicular to each other.
 - Apply after the seeding rate in each direction.

- Mulch Specifications
 - Mulch shall consist of thoroughly threshed wheat, rye or oat straw, reasonable length in color, and shall not be chemically treated, dyed, or contain any toxic substances.
 - Wood chippings - Fiber mulch (WCF)
 - WCF shall consist of specially prepared wood chippings processed into a uniform fibrous product.
 - WCF shall be dried green or contain a green dye in the package that will provide an appropriate color to facilitate visual inspection of the uniform spread rate.
 - WCF, including dye, shall contain no germination or growth inhibiting factors.
 - WCF material shall be manufactured and processed in such a manner that the wood chippings fiber mulch will remain in uniform suspension in water under agitation and will bond to the soil surface and to create horizontal erosion check slots to prevent topsoil from sliding down slope.
 - The mulch material shall form a better-like ground cover, on application, having moisture absorption and retention properties and shall cover and hold grass seed in contact with the soil without inhibiting the growth of the grass seedlings.
 - WCF material shall contain no elements or compounds at concentrations levels that will be phytotoxic.
 - WCF mat shall conform to the following physical requirements: length 75' to 100' maximum; width 4' to 6' maximum; thickness 1" to 1 1/2" maximum; and water holding capacity of 50% minimum.

- Other
 - One species after mulch should be used in areas where one species of grass is desired.

- Seeding Rates
 - Seeded preparation shall consist of loosening soil to a depth of 3" to 5" by means of suitable agricultural or construction equipment, such as disc harrows or chisel plows or rippers mounted on construction equipment. After the soil is loosened it should not be rolled or dragged smooth, but left in the roughened condition. Seeded areas greater than 100 sq. ft. shall be treated during the operation of an irregular condition with ridges running parallel to the contour of the slope.
 - Apply fertilizer and lime as prescribed on the plans.
 - Incorporate lime and fertilizer into the top 3-4" of soil by disk or other suitable means.

- Permanent Seeding
 - Minimum soil conditions required for permanent vegetative establishment:
 - Soil pH shall be between 6.0 and 7.0.
 - Soil shall contain less than 100 parts per million (ppm) total phosphorus.
 - The soil shall contain less than 400 lb./ac. but enough lime organic material (ODE) will plus shall be provided to provide the capacity to hold a moderate amount of moisture. An exception is for loesslike or siltlike soils which are to be planted, then a sandy soil (CDE) will plus shall be provided to provide the capacity to hold a moderate amount of moisture.
 - Soil shall contain 1.0% minimum organic matter by weight.
 - Soil must contain sufficient pore space to permit adequate root penetration.
 - If these conditions cannot be met by soils on site, adding topsoil is required.
 - Areas previously graded in accordance with the drawings shall be maintained in a true and even grade, then scarified or otherwise loosened to a depth of 3-4" to permit bonding of the topsoil to the surface and to create horizontal erosion check slots to prevent topsoil from sliding down slope.
 - Apply soil amendments as per soil test or as indicated on the plans.
 - Soil amendments into the top 3-4" of topsoil by disk or other suitable means. Live trees shall be spaced to smooth the surface, remove large objects like stones and branches, and ready the area for seed application. Where site conditions will not permit normal seeded preparation, loose surface soil by adding with a heavy chain or other equipment to roughen the surface. Step slopes (steeper than 4:1) should be treated by a device leaving the soil in an irregular condition with ridges running parallel to the contour of the slope. The top 3-4" of soil should be loose and friable. Seeded lowering may not be necessary on newly disturbed areas.

- Seed Specifications
 - All seed must meet the requirements of the Maryland State Seed Law. All seed shall be subject to re-testing by a recognized seed laboratory. All seed used shall have been tested within the 6 months immediately preceding the date of seeding such material on the job.
 - Note: Seed tags shall be made available to the inspector to verify type and rate of seed used.
 - Inoculant - The inoculant for treating seeds shall be in the seed mixture and shall be a pure culture of nitrogen-fixing bacteria prepared specifically for the species. Inoculants shall not be used later than the time the seed is sown. Add fresh inoculant in direct contact with the seed. Use four times the recommended rate when hydroseeding. Note: It is very important to keep inoculant as cool as possible until used. Temperatures above 75°F will kill the bacteria and make the inoculant less effective.

- Methods of Seeding
 - Hydroseeding - Apply seed uniformly with hydroseeder (seeds and fertilizer) broadcast or drop seeded, or a cutspreader seeder.
 - If fertilizer is being applied at the time of seeding, the application rates amounts will not exceed the following: Nitrogen maximum of 100 lbs. per acre total of soluble nitrogen; P2O5 (phosphorus) 200 lbs./ac. K2O (potassium) 200 lbs./ac.
 - Lime - use one gallon agricultural limestone, 50 lb. 3 tons per acre may be applied by hydroseeding. Normally, not more than 2 tons are applied by hydroseeding at any one time. Do not use burnt or hydrated lime when hydroseeding.
 - Seed and fertilizer shall be mixed on site and seeding shall be done immediately and without interruption.
 - Dry Seeding - This includes use of conventional drop or broadcast spreaders.
 - Seed spread rate shall be incorporated into the subsoil at the rate prescribed on the Temporary or Permanent Se

U.S. Equivalent Coordinate Table			Metric Coordinate Table		
POINT	NORTH	EAST	POINT	NORTH	EAST
1	557634.295763	1370652.408508	1	169967.273283	417775.714073
4	557455.757432	1370711.598004	4	169912.854691	417793.730660
11	557496.901091	1370671.029687	11	169926.004905	417781.365412
12	557445.305040	1370760.301608	12	169909.668796	417808.575548
21	557535.849613	1371038.130415	21	169937.266837	417893.257937
22	557354.468283	1370974.134465	22	169881.981691	417873.751933
23	557380.925707	1370869.229366	23	169890.045936	417841.776794
24	557406.147089	1370752.012081	24	169897.733428	417806.048895
32	557383.411054	1370984.346217	32	169890.803471	417876.864481
33	557423.647554	1370817.276405	33	169903.067581	417825.941500
34	557436.636107	1370758.468442	34	169907.026500	417808.016188

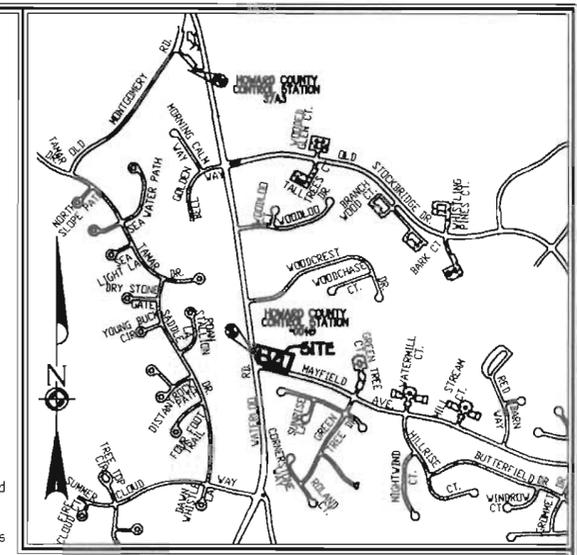
Curve Data Chart					
Pnt-Pnt	Radius	Arc Length	Delta	Tangent	Chord Bearing And Distance
33-32	4,530.00'	171.86'	02°10'25"	85.94'	576°27'32"E 171.85'

Minimum Lot Size Chart			
LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
1	10,015 Sq.Ft.	524 Sq.Ft.	9,491 Sq.Ft.
2	9,564 Sq.Ft.	1,045 Sq.Ft.	8,519 Sq.Ft.
3	8,244 Sq.Ft.	372 Sq.Ft.	7,872 Sq.Ft.
4	8,664 Sq.Ft.	36 Sq.Ft.	8,628 Sq.Ft.

The Requirements §3-108, The Real Property Article, Annotated Code Of Maryland, 1988 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

Mark L. Robel 12/28/04
 Mark L. Robel, Property Line Surveyor, #339
 Date

J. Patricia Weymouth 12/29/04
 J. Patricia Weymouth, Managing Member
 Date



VICINITY MAP
SCALE: 1" = 1,200'

Private Noise Wall Easement	
LINE	CHORD BEARING AND DISTANCE
1	N77°53'14"W 19.11'
2	N26°19'46"W 85.87'
3	N07°56'34"E 93.01'
4	S75°40'45"E 15.09'
5	S07°56'34"W 18.43'
6	S26°10'34"E 93.11'

20' Public Sewer House Connection Easement And Private Maintenance Access Easement For Noise Wall	
LINE	CHORD BEARING AND DISTANCE
1	N07°47'52"W 20.00'
2	S82°26'50"W 56.51'
3	N82°03'26"W 20.22'
4	S07°56'34"W 18.43'
5	N82°26'50"E 57.08'

Existing Public Sewer & Utility Easement	
LINE	CHORD BEARING AND DISTANCE
1	N07°47'52"W 136.66'
2	S75°40'46"E 10.88'
3	S07°47'52"E 66.49'
4	S26°10'34"E 126.42'
5	S77°53'14"E 16.59'
6	N43°14'16"W 59.22'

General Notes:

- Subject Property Zoned R-5C Per 2/1/04 Comprehensive Zoning Plan.
- Coordinates Based On NAD83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations 37A3 And No.48.
Sta. 37A3 N561130.798 E1369913.218
Sta. 48 N57526.343 E1370661.989
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About July, 2002; By Fisher, Collins & Carter, Inc.
- B.R.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set With Cap F.C.C. 105'.
- ▲ Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
- Denotes Concrete Monument Set With Cap F.C.C. 106'.
- Denotes Concrete Monument Or Stone Found.
- For Flag Or Pipestem Lots, Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of The Flag Or Pipestem And Right-Of-Way Line And Not To The Pipestem Lot Driveway.
- Driveway(s) Shall Be Provided Prior To Issuance Of A Use And Occupancy Permit For Any New Dwelling To Insure Safe Access For Fire And Emergency Vehicles Per The Following Minimum Requirements:
a) Width - 12 Feet (14 Feet Serving More Than One Residence);
b) Surface - Six (6) Inches Of Compacted Crusher Run Base With Tar And Chip Coating, (1-1/2" Minimum);
c) Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
d) Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (1-125-Loading);
e) Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;
f) Structure Clearances - Minimum 12 Feet;
g) Maintenance - Sufficient To Ensure All Weather Use.
- All Lot Areas Are More Or Less (±).
- Distances Shown Are Based On Surface Measurement And Not Reduced To NAD83 Grid Measurement.
- No Grading, Removal Of Vegetative Cover Or Trees, Or Placement Of Structures Is Permitted Within Forest Conservation Easement Areas.
- Wetlands Area Delineated By Eco-Science Professionals On September 18, 2002. (No Wetlands Located On Site.)
- No 100 Year Floodplain Exist On Site.
- The Following Department Of Planning And Zoning File Numbers Exist For This Property, WP-03-144 (Dated July 11, 2003)
- No Cemeteries Exist On Site By Visual Observation.
- Denotes Public Forest Conservation Easement. The Forest Conservation Easement Has Been Established To Fulfill The Requirements Of Section 16.1200 Of The Howard County Code Forest Conservation Act. No Clearing, Grading Or Construction Is Permitted Within The Forest Conservation Easement; However, Forest Management Practices As Defined In The Deed Of Forest Conservation Easement Are Allowed.

General Notes Continued:

- The Forest Conservation Requirements Per Section 16.1202 Of The Howard County Code And Forest Conservation Manual For This Project Has Been Fulfilled By On-Site Retention Of Existing Forest In The Amount Of 0.2 Acres. The Remaining Forest Conservation Obligation Is 0.3 Acres And A Fee In-Lieu For Forest Conservation The Amount Of \$6,534.00 Will Be Paid. (13,068 Sq. Ft. x \$0.50/Sq. Ft. = \$6,534.00)
- The On-Site Forest Conservation Surety Is In The Amount Of \$2,063.60. (Forest Retention: (80.20 x 10,318 Sq. Ft. = \$2,063.60)
- Water And Sewer Service To These Lots Will Be Granted Under The Provisions Of Section 18.122B Of The Howard County Code. Public Water And Sewage Allocations Will Be Granted At Time Of Issuance Of The Building Permit If Capacity Is Available At That Time.
- There Are No Existing Dwelling/Structures Located On Site To Remain.
- Articles Of Incorporation By The State Department Of Assessments And Taxation For The Mayfield Overlook Property Homeowner's Association, Inc. Were Accepted And Approved On June 7, 2002 With Filing Number 1000361987158668
- Open Space Tabulation
a) Open Space Required = (1.472 Ac. X 25%) = 0.368 Ac. +
b) Open Space Provided = (Lot 5) = 0.384 Ac. +
c) Non-Credited Open Space Provided = (Lot 6) = 0.0147 Ac. +
- Landscape Plan For Lots 1 Thru 4 On File With This Plat Is Provided With A Certified Landscape Plan In Accordance With Section 16.124 Of The Howard County Code And The Landscape Manual. Financial Surety For The Required Landscaping Must Be Posted As Part Of The Developer's Agreement In The Amount Of \$2,850 + Derived As Follows:
(7) Shade Trees @ \$300.00 Per Tree = \$2,100.00
(5) Evergreens @ \$150.00 Per Tree = \$750.00
- Lots 1 Thru 4 Require The Submission And Approval Of A Site Development Plan In Accordance With Section 16.151(2)(ii) Of The Subdivision Regulations.
- This Plat Is In Conformance With The Fifth Edition Of The Subdivision And Land Development Regulations.
- Open Space Lots 5 And 6 Are Owned And Maintained By The Mayfield Overlook Property Homeowner's Association, Inc.
- The Open Space Shown Hereon Is Hereby Dedicated To A Property Owners Association For The Residents Of This Subdivision.
- The Unmitigated 65 dBA Noise Contour Line Drawn On This Plat Is Advisory As Required By The Howard County Design Manual, Chapter 5, Revised February, 1992, And Cannot Be Considered To Exactly Locate The 65 dBA Noise Exposure. The 65 dBA Noise Line Was Established By Howard County To Alert Developers, Builders And Future Residents That Areas Beyond This Threshold May Exceed Generally Accepted Noise Levels Established By The U.S. Department Of Housing And Urban Development. A Noise Study Was Provided By Wildman Associates On Or About October, 2002.
- In Accordance With The Howard County Design Manual, Vol. I, Sect. 5, Stormwater Management For Both Water Quality And Groundwater Recharge Have Been Provided For Each Residential Lot By A "Rain Garden" Facility That Has Been Located On Lots 1 Thru 4. Water Quality And Groundwater Recharge For The Initial Portion Of The Use-In-Common Driveway Will Be Provided By Non-Rooftop Disconnection Credits. Refer To The Supplemental Plan On File With This Subdivision For House Location And Site Grading Criteria.

General Notes Continued:

- The Purpose Of Non-Buildable Parcel "A" Is To Provide Fee Simple Access At No Charge For The Exclusive Use Of Parcel 142. Non-Buildable Parcel "A" Is To Be Conveyed Immediately After Recordation Of This Plat.
- This Plan Is Subject To WP-03-144 Approved On July 11, 2003. Section 16.120(b)(4)(iv) Which Restricts Lots Being Encumbered By Access Easements For Open Space Lots.
Section 16.121(e)(1) Which Requires Open Space Lots Or Areas To Have A Minimum Of 40 Foot Of Road Frontage To A Public Road Which Is Suitable For Access By Pedestrians And Maintenance Vehicles.
This Waiver Approval Is Subject To The Following Conditions:
+ A Maintenance Agreement For The Use-In-Common Access Easement For Lots 1 Thru 4 And Open Space Lots 5 And 6 Be Recorded To Accommodate A Shared Driveway Serving Said Lots.
+ A 12' Wide Pedestrian And Vehicular Access Easement For Lot 6.
+ Ingress And Egress Being Restricted Along The Entire Length Of Md. Rt. 108 (Waterloo Road).
- The Noise Wall Across Lots 1 & 6 As Shown On The Support Drawing On File With This Plat Will Be Owned And Maintained By The Home Owner's Association.
- Storm Water Management Facilities Will Be Required On The Parcels Shown On This Plat In Accordance With The Design Manuals. Prior To Signature Approval Of The Site Development Plan, The Developer Will Be Required To Execute The Developer's Agreement For The Construction Of The Storm Water Management Facility And Maintenance Agreement.

Reservation Of Public Utility And Forest Conservation Easements

"Developer Reserves unto itself, its successors and assigns, all Easements Shown On This Plan For Water, Sewer, Storm Drainage, Other Public Utilities And Forest Conservation (Designated As "Forest Conservation Area"), Located In, On, Over, And Through Lots 1 Thru 6 And Non-Buildable Parcel "A". Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds(s) Conveying Said Lot(s). Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, With A Metes And Bounds Description Of The Forest Conservation Area. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, And In The Case Of The Forest Conservation Easement(s), Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By Developer And The County, And The Release Of Developer's Surety Posted With Said Agreement, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County."

AREA TABULATION FOR SHEET	
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	4
TOTAL NUMBER OF NON-BUILDABLE LOTS TO BE RECORDED	1
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	2
TOTAL NUMBER OF LOTS TO BE RECORDED	7
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.838 Ac.
TOTAL AREA OF NON-BUILDABLE LOTS TO BE RECORDED	0.069 Ac.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.384 Ac.
TOTAL AREA OF LOTS TO BE RECORDED	1.311 Ac.
TOTAL AREA OF ROADWAY TO BE RECORDED	0.161 Ac.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	1.472 Ac.

OWNER AND DEVELOPER
 Mayfield, L.L.C.
 8000 Main Street
 Ellicott City, Maryland 21043

APPROVED: For Public Water And Public Sewerage Systems In Conformance With The Master Plan Of Water And Sewerage For Howard County.

Robert J. Walker 2/2/05
 Howard County Health Officer GPO Date

APPROVED: Howard County Department Of Planning And Zoning

Michael J. ... 1/14/05
 Chief, Development Engineering Division MK Date

David L. ... 3/4/05
 Director Date

OWNER'S CERTIFICATE

Mayfield, L.L.C. By: J. Patricia Weymouth, Managing Member, Owner Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns: (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street Rights-Of-Way And The Specific Easement Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/Or Roads And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Hereby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/Or Roads And Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of Waterways And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 29th Day Of December, 2004.

J. Patricia Weymouth
 Mayfield, L.L.C.
 By: J. Patricia Weymouth
 Managing Member

David L. ...
 Witness

SURVEYOR'S CERTIFICATE

I Hereby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of All Of The Lands Conveyed By J. Patricia Weymouth To Mayfield, L.L.C. By Deed Dated June 3, 2004 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 8459 At Folio 571, And That All Monuments Are In Place Or Will Be In Place Prior To Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended, And Monumentation Is In Accordance With The Howard County Subdivision Regulations.

Mark L. Robel 12/28/04
 Mark L. Robel, Property Line Surveyor No. 339 Date



RECORDED AS PLAT No. 17303 ON 3/18/05
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

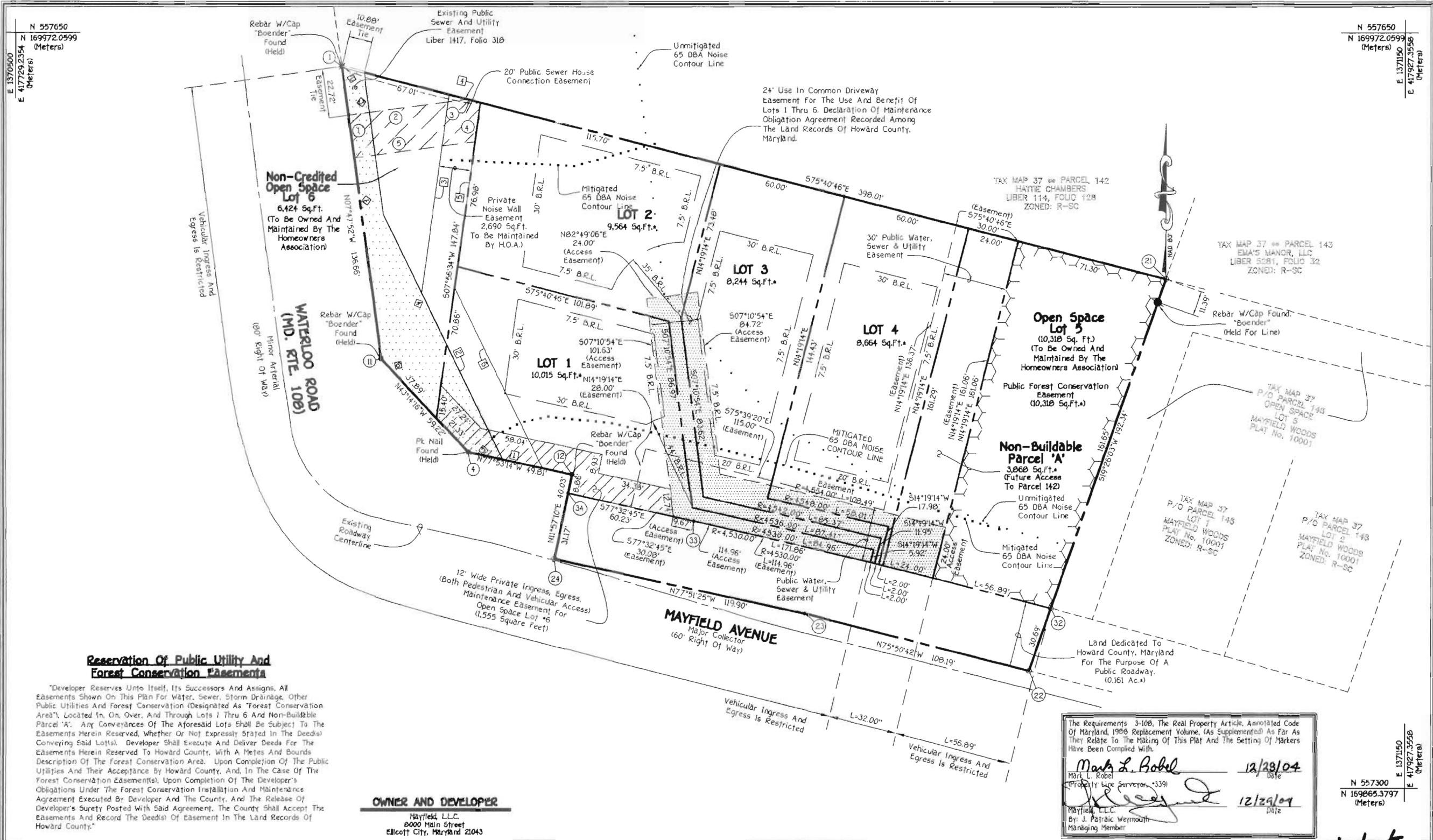
MAYFIELD OVERLOOK
 LOTS 1 THRU 6
 &
 NON-BUILDABLE PARCEL "A"
 (A Subdivision Of Liber 6399 At Folio 651)
 Zoned R-5C

Tax Map: 37 Grid 14 Parcel: 144
 First Election District
 Howard County, Maryland

Scale: 1"=30'
 Date: December 28, 2004
 Sheet 1 of 2

WP-03-144 F-03-135

F-03-135



Reservation Of Public Utility And Forest Conservation Easements

"Developer Reserves unto itself, its successors and assigns, all easements shown on this plan for water, sewer, storm drainage, other public utilities and forest conservation (designated as "Forest Conservation Area"). Located in, on, over, and through Lots 1 thru 6 and Non-Buildable Parcel "A". Any conveyances of the aforesaid lots shall be subject to the easements herein reserved, whether or not expressly stated in the deeds conveying said lots. Developer shall execute and deliver deeds for the easements herein reserved to Howard County, with a metes and bounds description of the forest conservation area. Upon completion of the public utilities and their acceptance by Howard County, and in the case of the forest conservation easement(s), upon completion of the developer's obligations under the forest conservation installation and maintenance agreement executed by developer and the county, and the release of developer's surety posted with said agreement, the county shall accept the easements and record the deeds of easement in the land records of Howard County."

OWNER AND DEVELOPER
 Mayfield, L.L.C.
 2000 Main Street
 Ellicott City, Maryland 21043

The Requirements 3-108, The Real Property Article, Annotated Code of Maryland, 1988 Replacement Volume, (As Supplemental As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.)
 Mark L. Robel 12/29/04
 Mark L. Robel
 Property Line Surveyor, #339
 Date
 J. Patricia Weymouth 12/29/04
 J. Patricia Weymouth
 Managing Member
 Date

APPROVED: For Public Water And Public Sewerage Systems In Conformance With The Master Plan Of Water And Sewerage For Howard County.
 Robert J. Wahn 2/2/05
 Robert J. Wahn
 Howard County Health Officer SFO
 Date

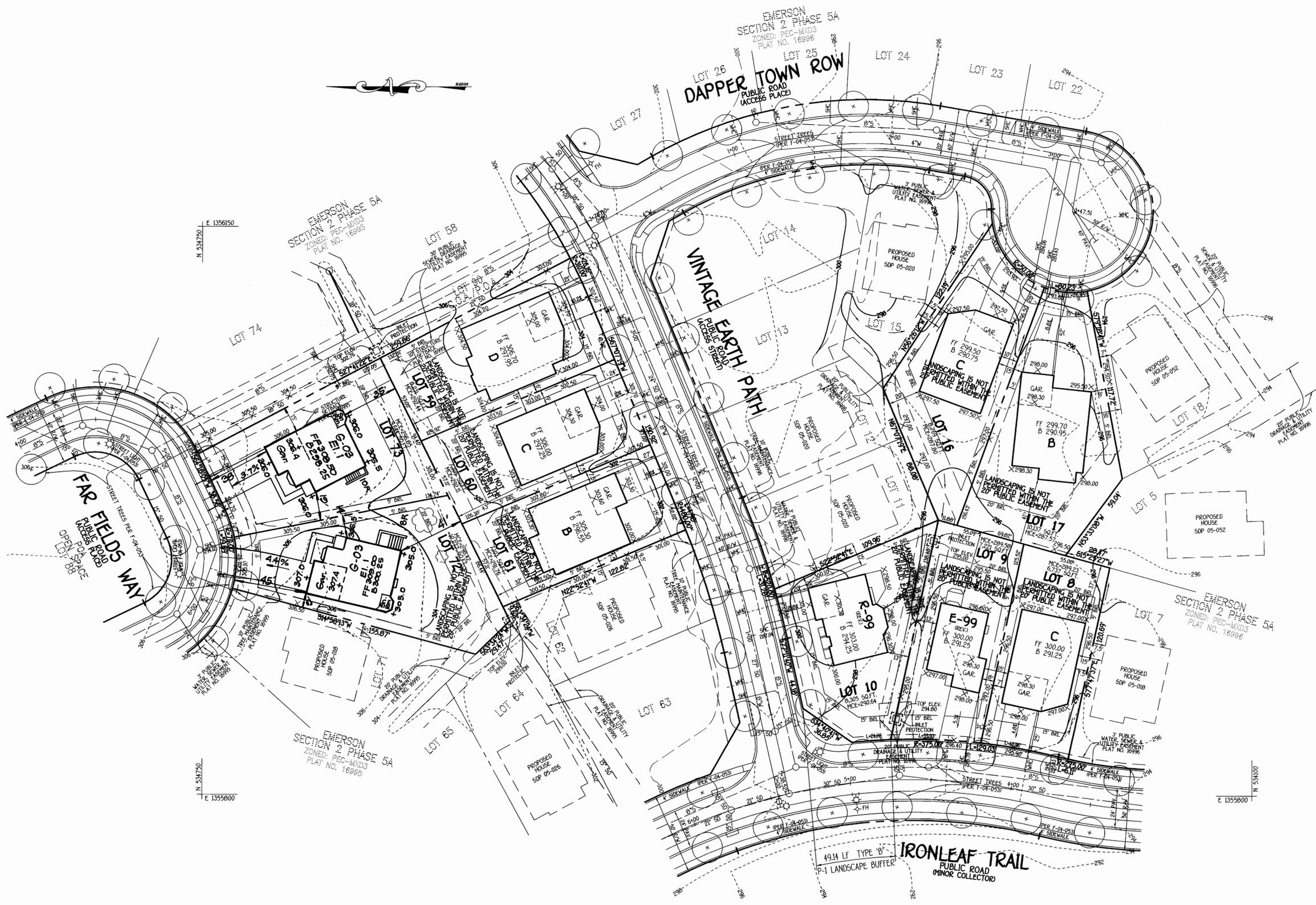
APPROVED: Howard County Department Of Planning And Zoning
 [Signature] 1/11/05
 Chief, Development Engineering Division
 Date
 [Signature] 3/4/05
 Director
 Date

OWNER'S CERTIFICATE
 Mayfield, L.L.C. By: J. Patricia Weymouth, Managing Member, Owner Of The Property Shown And Described Hereon, Hereby Adopts This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns: (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street Rights-Of-Way And The Specific Easement Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/Or Roads And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Hereby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/Or Roads And Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of Waterways And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 29th Day Of December, 2004.
 [Signature] Witness
 Mayfield, L.L.C.
 By: J. Patricia Weymouth
 Managing Member

SURVEYOR'S CERTIFICATE
 I hereby certify that the final plat shown hereon is correct; that it is a subdivision of all of the lands conveyed by J. Patricia Weymouth to Mayfield, L.L.C. by deed dated June 3, 2004 and recorded among the land records of Howard County, Maryland in Liber No. 8459 at folio 571, and that all monuments are in place or will be in place prior to acceptance of the streets in the subdivision by Howard County, Maryland as shown, in accordance with the annotated code of Maryland, as amended, and monumentation is in accordance with the Howard County subdivision regulations.
 Mark L. Robel 12/28/04
 Mark L. Robel, Property Line Surveyor No. 339
 Date

RECORDED AS PLAT No. 17304 ON 3/16/05
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
MAYFIELD OVERLOOK
 LOTS 1 THRU 6
 &
 NON-BUILDABLE PARCEL "A"
 (A Subdivision Of Liber 6399 At Folio 651)
 Zoned: R-SC
 Tax Map: 37 Grid 14 Parcel: 144
 First Election District
 Howard County, Maryland
 Scale: 1"=30'
 Date: December 28, 2004
 Sheet 2 of 2
 F-03-135

K:\SDSK\PROJ\B1778 Mayfield Overlook\B1778 Revised Record Plat.dwg, 12/28/2004, 10:33:17 AM



NO.	1	Rev. hse. 8rd. lots 72 and 73	5-20-05
		REVISION	DATE



ENGINEER'S CERTIFICATE
 I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.

Signature of Engineer: *Earl D. Collins* Date: 2-8-05
 EARL D. COLLINS

BUILDER/DEVELOPER'S CERTIFICATE
 I/We certify that all development and construction will be done according to this plan for sediment and erosion control and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District.

Signature of Developer: *Cindy Huntzberg* Date: 2-8-05
 CINDY HUNTZBERG

Reviewed for HOWARD SCD and meets Technical Requirements.

U.S.D.A.-Natural Resources Conservation Service
 This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.

Signature: *[Signature]* Date: _____
 Howard SCD

OWNER
 THE HOWARD RESEARCH & DEVELOPMENT CORP.
 10275 LITTLE PATUXENT PARKWAY
 SUITE 300
 COLUMBIA, MARYLAND 21044
 410-992-6000

BUILDER/DEVELOPER
 PATRIOT HOMES, INC.
 10211 WINCOPIN CIRCLE
 SUITE 300
 COLUMBIA, MARYLAND 21044
 410-997-5522

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development: *[Signature]* Date: 3/8/05
 Chief, Development Engineering Division: *[Signature]* Date: 2/28/05
 Director - Department of Planning and Zoning: *[Signature]* Date: 2/14/05

PROJECT	EMERSON	SECTION	SECTION 2 PHASE 5A	LOTS NO.	8-10,16,17, 59-61,72 & 73
PLAT	16992 THRU 16997	BLOCK NO.	8	ZONE	PEC-MXD-3 RSC-MXD-3
WATER CODE	E-15	TAX/ZONE	47	ELEC. DIST.	SIXTH
		SEWER CODE	7640000	CENSUS TR.	6069.02

SITE DEVELOPMENT PLAN

SINGLE FAMILY DETACHED
EMERSON
 SECTION 2 PHASE 5A
 LOTS 8-10,16,17,59-61,72 & 73

TAX MAP NO: 47 PARCEL NO: 837 GRID NO: 8
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30' DATE: FEBRUARY, 2005
 SHEET 2 OF 4

SDP-05-061

J:\150001 - Emerson Property\dwg\Sec2Phase5A\0502-6006-SDP LOTS 8-10, 16, 17, 59-61, 72 & 73.dwg, 2/9/2005 4:14:41 PM

